

48-143

BK 7075PG255

NO TRANSFER
TAX PAID

WARRANTY DEED
031106

KNOW ALL MEN BY THESE PRESENTS, that WE, FRANK F. SIVISKI and JEANNETTE M. SIVISKI, both of Waterville, County of Kennebec and State of Maine,

In Consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by BRUCE A. SIVISKI, whose address is 12 Sheldon Place, Waterville, ME 04901

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey, **WITH WARRANTY COVENANTS**, unto the said BRUCE A. SIVISKI, his heirs and assigns forever,

PARCEL 1:

A certain lot or parcel of land with the buildings thereon, situate in Waterville on the southerly side of Sheldon Place, County of Kennebec and State of Maine and bounded and described as follows, to wit:-

Beginning at a point in the southerly line of Sheldon Place at the northwesterly corner of the certain parcel of land conveyed to C. E. Owen by Warranty Deed of Alice M. Purinton dated May 1, 1924 recorded in Kennebec Registry of Deeds, Book 618 Page 146; thence running southerly in the westerly line of said Owen land a distance of eighty-six and five tenths (86.5) feet to land of Lester F. Weeks; thence running westerly in the northerly line of said Weeks' land a distance of one hundred three (103) feet; thence running northerly in a straight line to a point in the southerly line of Sheldon Place extended westerly, which point is one hundred three (103) feet westerly of the point of beginning, measured along said southerly line of Sheldon Place extended westerly; thence running easterly in the southerly line extended westerly of Sheldon Place a distance of one hundred three (103) feet, more or less, to the point of beginning. This parcel being lots numbered seven (7) and eight (8) as delineated on a plan of "Purinton Estate, Sheldon Place and West Street, Waterville, Maine August 1940" made by E. C. Wilson, C.E. to which plan reference shall be made for further particulars.

Also a right of way in common with others over and on said Sheldon Place and a strip of land twenty (20) feet in width and which is an extension of said Sheldon Place to and from Pleasant Street from and to the lots herein conveyed, said extension of said Sheldon Place appearing on the plan of Purinton Estate above referred to.

Being the same premises conveyed to the herein Grantors by Warranty Deed of Phillip H. and Lucille D. Woodside, dated May 19, 1966 and

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recorded in the Kennebec County Registry of Deeds at Book 1417 Page 557.

Subject to a pole right given by Phillip H. and Lucille D. Woodside to Central Maine Power Company dated December 16, 1958 and recorded in Kennebec Registry of Deeds at Book 1143 Page 253.

PARCEL 2:

Also, another certain lot or parcel of land, with any buildings thereon, situate in Waterville, County of Kennebec and State of Maine and further bounded and described as follows, to wit:

Beginning at a point in the easterly line of West Street at the intersection of the northerly line of land now or formerly owned or occupied by Willard B. Arnold, III, and formerly of Lester F. Weeks with the easterly line of said street; thence easterly along the northerly line of said land of Willard B. Arnold, III, to the westerly line of land formerly owned or occupied by Harold Woodside; thence northerly along the westerly line of said land of Harold Woodside one hundred eighty-five (185) feet, more or less, to a point; thence westerly to the easterly line of said West Street; thence southerly along the easterly line of said West Street to the point of beginning, being an irregularly shaped piece of land.

Excepting and reserving any of the above property hereinbefore conveyed including the following conveyance from John B. Daggett to George T. Libby, Jr., et al dated November, 1962, viz:

A certain lot or parcel of land situate in said Waterville and bounded and described as follows: (Grantor referred to being R. D. Fuller)

Beginning at a stone monument set in the ground in the easterly line of West Street and marking the southwesterly corner of premises acquired by the said George T. Libby, Jr., et al by Deed of F. Harold Porter, et al dated January 2, 1952, and recorded in the Kennebec Registry of Deeds Book 920, Page 284, and constituting Lot #13 on the "Plan of Land of Waterville Land Co., dated June 12, 1905 by J. H. Burleigh" recorded in Kennebec Registry of Deeds; thence easterly along the southerly line of land of said George T. Libby, Jr., et al, one hundred thirty-five (135) feet to an iron rod set in the Gilman Line, so-called, at the southeasterly corner of said Libby; thence southwesterly along the said Gilman Line eighty-three and nine-tenths (83.9) feet; thence westerly at right angles with the easterly line of West Street ninety-seven and five tenths (97.5) feet to an iron rod set in the easterly side of West Street; thence northerly in said easterly line of West Street seventy-five (75) feet to the point of beginning.

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The above described parcel of land comprises all of Lot #14 of the aforesaid Plan of Waterville Land Co. and the northernmost five (5) feet of Lot #57 on said Plan.

For source of title, reference may be had to Deed of Martha Daggett to Ruth D. Fuller dated February 4, 1955, and recorded in the Kennebec Registry of Deeds, Book 989, Page 386.

Being the same premises conveyed to the herein Grantors by Warranty Deed of John B. Daggett, dated November 16, 1971 and recorded in the Kennebec County Registry of Deeds at Book 1568 Page 353.

Excepting and reserving, however, in favor of the Grantors herein, a life estate for the remainder of their natural lives.

IN WITNESS WHEREOF, WE, the said FRANK F. SIVISKI and JEANNETTE M. SIVISKI, have hereunto set our hands and seals this 25 day of September, 2002.

Signed, Sealed and Delivered
in the presence of:

Barbara A. Leavitt
Witness

Frank F. Siviski
FRANK F. SIVISKI

Barbara A. Leavitt
Witness

Jeannette M. Siviski
JEANNETTE M. SIVISKI

ACKNOWLEDGEMENT

STATE OF MAINE
KENNEBEC, ss.

September 25, 2002

Personally appeared the above named **FRANK F. SIVISKI and JEANNETTE M. SIVISKI** and acknowledged the foregoing instrument to be their free act and deed.



Celeste M. Harris
NOTARY PUBLIC
CELESTE M. HARRIS
NOTARY PUBLIC - MAINE
MY COMMISSION EXPIRES 05/31/2005

re/siviski2.dee

RECEIVED KENNEBEC SS.
2002 SEP 27 AM 9:00

ATTEST: Roselynn B. Hillman
REGISTER OF DEEDS